REF. NO. «AltRef»

TELECOMMUNICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Prior Notification : Replacement of existing 17.3m monopole with 20m monopole & associated equipment Netley Abbey Railway Station Station Road Netley Abbey Southampton SO31 5AN

SITE VISIT - Yes

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to upgrade the existing 17.3m high telecommunications monopole with a 19.9m high mast which is also around a third wider than the existing mast. Mounted at the top of the mast are six antennas, below this are six RRH's and below this are two communication dishes, these will replace the existing six antennas. The associated equipment will be housed within the existing cabin at ground level. The proposed telecommunication equipment will be shared between Vodafone and O2 who will provide 4G coverage.
SITE AREA	40m2
TOPOGRAPHY	Relatively level
TREES	There is a row of 12m high trees along the north western car park boundary, which extends around the back and side of the equipment cabin. The lime trees alongside the car park are covered by a TPO.
SITE CHARACTERISTICS	The telecommunication equipment consists of a mast and equipment cabinets, which are enclosed by 2m high wire mesh fencing.
CHARACTER OF LOCALITY	The telecommunications equipment is within the ground of Netley Railway Station, the station building being grade II listed. The buildings around the station are residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/34445	NOTIFICATION OF INTENT TO INSTALL TELECOMMUNICATIONS ANTENNA AND EQUIPMENT CABINET	Granted 1997
Z/34445/001	NOTIFICATION OF REPLACEMENT EQUIPMENT CABIN, ANCILLARY EQUIPMENT AND FENCING	Granted 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REF. NO. «AltRef»

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Curtilage of Grade II Listed Railway Station

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE, 65.BE & 174.LB.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, DM8 & DM10 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The above policies outline the criteria against which the application will be assessed. The only aspects that can be considered with regard to this prior approval application are the siting and appearance of the development. This application falls to be determined under the requirements of Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

The application site lies within the urban edge, as defined in the Eastleigh Borough Local Plan Review (2001-2011) and as such the relevant planning policies are 65.BE and 59.BE.

REF. NO. «AltRef»

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy 65.BE states that proposals for telecommunications equipment will be permitted where there are no satisfactory alternative sites, there is no reasonable possibility of mast sharing or erecting the mast in an existing building or structure and it is sited, designed and where appropriate, landscaped so as to minimize visual impact and that applicants have supplied evidence that the base station meets the ICNRP (International Guidelines on Non-ionising Radiation Protection) guidelines for public exposure.

Policy 59.BE requires development to be sympathetic to the character of the locality in terms of its design, scale and siting and not to unacceptably harm the amenity of residential dwellings particularly in terms of outlook.

The site is also within the curtilage of Netley Railway Station, which is a grade II listed building. Policy 174.LB looks to refuse any development within the curtilage of a listed building that result in a detrimental impact on the building or its setting.

ASSESSMENT

The proposal is on an existing telecommunication site and will replace the current 17.3m high mast. Although the proposal will be around 2m taller and bulker than the existing structure, the size of the structure is not considered excessive for the equipment required. The replacement mast will enable the site to be upgraded to provide a 4G service to Vodafone and O2 customers. The telecommunications mast is shared, which is encouraged by planning policy as it negates the need for two separate masts in this locality.

The mast is tucked away at the far corner of the railway station, behind considerable tree cover with the antennas peaking out above the tree canopy. The tree cover means the mast should not be easily seen when viewed from the station building, its car park or the houses along Felton Road. There will be more of a view of the mast from the dwellings located on the opposite side of the railway tracts (St Mary's Road). However, the mast will not be visually obtrusive from these properties when viewed alongside all of the other structures and equipment associated with the railway.

The position and size of the replacement mast, together with the substantial landscaping, means that the development is not considered to affect the setting of the grade II listed railway building.

An ICNRP certificate has been supplied for the telecommunications equipment.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The proposal requires prior approval and it is recommend that consent is granted.